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MAY 13 2004

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY \_\_\_\_\_

May 13, 2004

**Akerman Senterfitt**  
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**VIA HAND DELIVERY**

Ms. Diane O'Quinn Williams, Director  
Miami-Dade County  
Department of Planning & Zoning  
111 N.W. First Street, 11th Floor  
Miami, FL 33128

Nancy Rubin, Esq., Legal Advisor  
Miami-Dade County  
Department of Planning & Zoning  
111 N.W. First Street, 11th Floor  
Miami, FL 33128

**Re: Cardan of South Dade, LLC (the "Applicant") / Property Located at SW 304<sup>th</sup> Street and 194<sup>th</sup> Avenue, in Unincorporated Miami-Dade County, Florida / Public Hearing No. 03-300 / Petition for Appeal**

Dear Ms. O'Quinn Williams:

Enclosed please find the petition of appeal from the decision of Community Zoning Appeals Board 14 ("CZAB 14") at its meeting of May 11, 2004, denying the above-referenced zoning application (the "Application"). We respectfully request that the petition of appeal be scheduled for the next available meeting of the Board of County Commissioners, and submit that the denial of the Application was not based on substantial competent evidence as required by law.

The Application requested a district boundary change from AU to EU-M on the ±17.2 acre property located on the southwest corner of SW 304<sup>th</sup> Street and SW 194<sup>th</sup> Avenue (the "Property") in order to develop the Property in accordance with the Comprehensive Development Master Plan (CDMP). The CDMP presently designates the Property for "Estate Density Residential" uses, which would permit up to 2.5 units per acre, or a maximum of forty-two (42) residential dwelling units. The Applicant proposed a total of twenty-five (25) residential dwelling units, or 59% of the allowable density. The proposed zoning designation is not only consistent with the CDMP, but meets all concurrency levels of service and has been found by your professional staff, in their recommendation of approval, to be compatible with the area and to serve a public benefit.

Notwithstanding the support of County agencies, the consistency with the CDMP and County Code, full compliance with the standards by which district boundary changes may be approved, and a finding of public benefit and compatibility with the area, the Community Zoning Appeals Board for Area 14 denied the application without substantial competent evidence. Based on the foregoing, we respectfully request the Department's favorable consideration of this petition of appeal.

Thank you for your considerate attention to this matter. As always, please do not hesitate to contact me if you have any additional questions or concerns.

Very truly yours,  
**AKERMAN SENTERFITT, P.A.**



Stephen M. James

Enclosures

cc: Juan J. Mayol, Jr., Esq.



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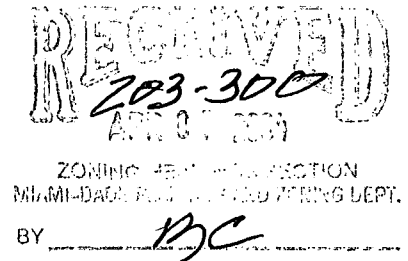
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April 7, 2004

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**VIA HAND DELIVERY**

Mr. Robert Coleman  
Zoning Hearings Section  
Miami-Dade County  
Department of Planning and Zoning  
111 NW First Street, Suite 1100  
Miami, Florida 33131



**Re: Cardan of South Dade, LLC (the "Applicant") / Property Located at SW 304<sup>th</sup> Street and 194<sup>th</sup> Avenue, in Unincorporated Miami-Dade County, Florida / Public Hearing No. 03-300 / Submittal of Site Plan**

Dear Mr. Coleman:

As you may know, this firm has been recently retained to represent the Applicant with regard to the above referenced zoning application. In order to review the application and meet with neighbors, the matter was deferred by the Community Council for Area 14 on March 15, 2004.

In response to comments received from neighboring property owners, we are pleased to enclose seven (7) copies of a site plan entitled, "Peterson Proposed Site Plan," which depicts a total of twenty-five (25) residential lots on the Property. I have also enclosed a reduced 8½" X 11" copy of this plan. The plan represents a proposed density of 1.37 units per acre, which is consistent with the Estate Density designation on the Land Use Map of the Comprehensive Development Master Plan (CDMP), which allows between 1 and 2.5 units per acre. Moreover, the average lot size of over 23,200 square feet is closer to EU-S (25,000 sq. ft.) than to EU-M (15,000 sq. ft.) requirements and compatible with the development on adjacent parcels.

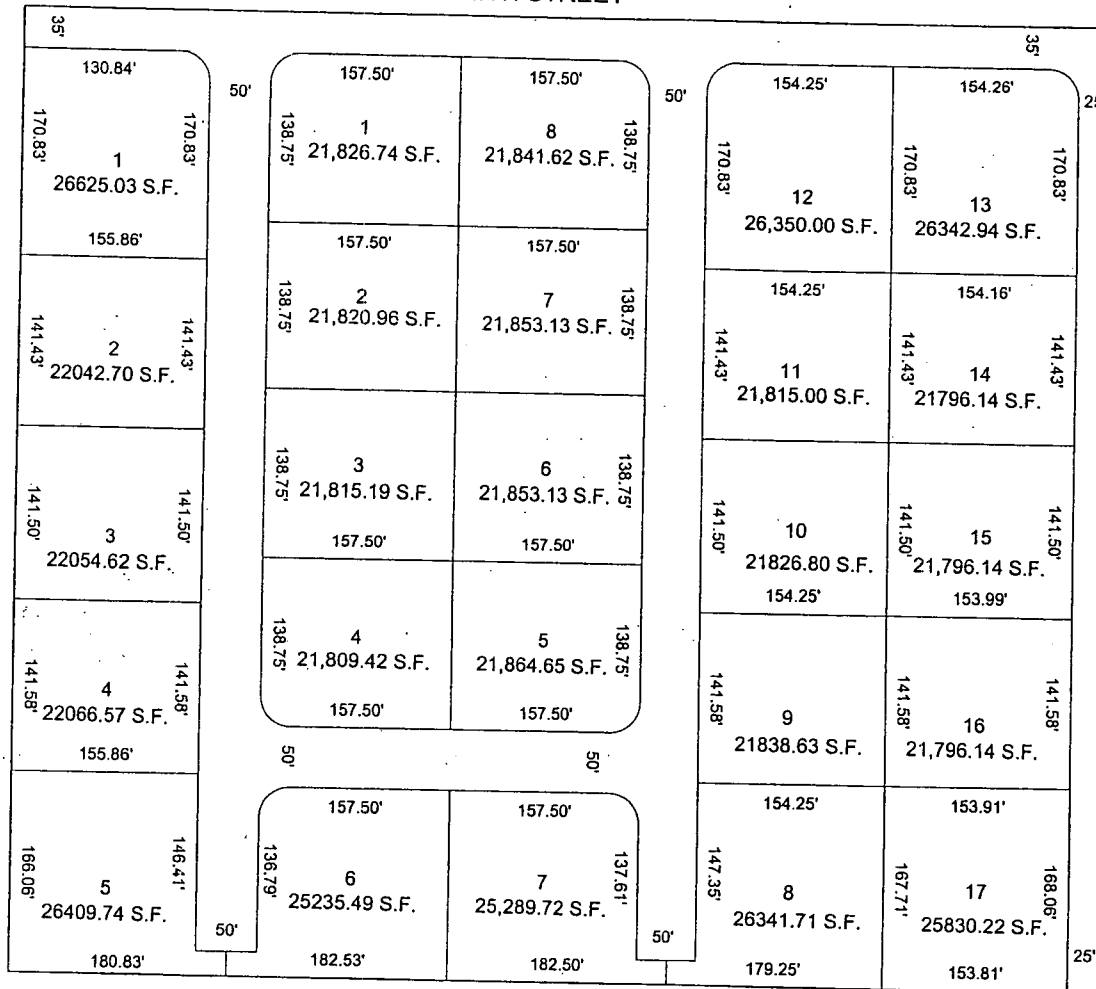
As always, should you have any questions or require additional information, please feel free to call me directly at (305) 755-5857.

Very truly yours,  
**AKERMAN SENTERFITT**

  
Stephen M. James

Enclosures  
cc: Juan J. Mayol, Jr., Esq.

S.W. 304TH STREET



TOTAL GROSS AREA = 720992.64 S.F. (16.55 AC.)  
 NUMBER OF LOTS = 25  
 REQUIRED MINIMUM LOT AREA = 21780 S.F.  
 ROADS DEDICATION AREA = 141917.61 S.F. (3.26 AC)  
 SANITARY SEWER SYSTEM NOT AVAILABLE (SEPTIC TANKS)  
 WATER SYSTEM NOT AVAILABLE (WELLS)

**PETERSON**  
 PROPOSED SITE PLAN



203-300  
 ZONING  
 BY *BC*



# AK Professional Services

BUILDING PERMITTING & ZONING CONSULTANTS

3807 S.W. 165<sup>th</sup> Ter., Miramar, FL 33027

(305) 218-2459 office (954) 450-9724 fax

Miami-Dade County  
Planning and Zoning Department  
Zoning Hearing Applications

October 6, 2003  
**RECEIVED**  
203-300  
OCT 08 2003

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY BC

Dear Sir/Madam:

AK Professional Services, as Agent, represents Cardan of South Dade, LLC in matters concerning zoning and permitting. Thus, in our capacity as agents for Cardan of South Dade, LLC, enclosed please find an application for zoning hearing for located near or in the vicinity of SW 194<sup>th</sup> Avenue and SW 304<sup>th</sup> Street, Miami-Dade County, Florida.

We are requesting a change on zoning from agricultural to residential (EU). The subject property's gross area is 18.2 acres.

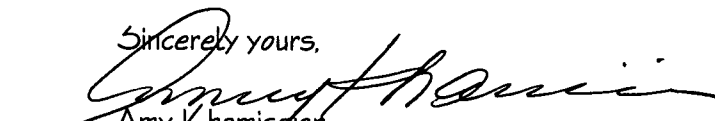
It is the intention of Cardan of South Dade, LLC to build single-family homes with an approximate range of 1,500 Sq. Ft. to 2,500 Sq. Ft. The smallest home will consist of three bedrooms and two bathrooms, and the largest model might be four bedrooms and two bathrooms. Most of the models will have either a one or a two-car garage. We will have 3 or 4 different models to choose from.

Cardan of South Dade is currently working on a site plan that will present an open layout of lots, with a well design conductivity of the roads. There is plenty of green area in the lot frontage to allow a nice landscaping design in order to make this project, not only functional and efficient, but also pleasant to the eyes of the community.

The project is being designed having the customer in mind. We will provide sidewalks throughout the entire project for the enjoyment of the community. Street lighting will be added for the security of the families.

We look forward to your satisfactory comments and please do not hesitate to call me if you require additional information.

Sincerely yours,

  
Amy Khamisatani  
President